



## PLANNING SCHEME POLICY

### PLANNING SCHEME POLICY NO. 2 DEVELOPER CONTRIBUTION POLICY – WATER SUPPLY

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#### **SUBJECT: DEVELOPER CONTRIBUTION POLICY – WATER SUPPLY**

- SCOPE:** The Water Supply Area of Calliope Shire:- Namely:-
- The Lake Awoonga Treated Water Supply Area
  - Mount Larcom Water Supply Area
  - Builyan Water Supply Area
  - Yarwun Industrial Water Supply Area

#### **RATIONALE:**

The Council of the Shire of Calliope believes that significant developments will continue to occur in the Shire. If the developments are well planned and co-ordinated with the provision of services and facilities, all residents, both existing and new to the Shire, will derive benefit and gain improvements to their amenity of life.

The existing residents previously gained from the provision of a wider range of facilities that a larger population is able to support. Similarly the new residents benefit from all the infrastructure that was present prior to the development.

In formulating a policy for developer contribution towards the provision of a reticulated water supply, Council has weighed up the relative benefits to these two groups in order to be fair and reasonable to both. The existing residents should not be disadvantaged by the new development, nor should the developer be exploited. However, since the new residents are the ones generating the need for additional services, or consuming existing capacity in the existing systems, then they should contribute towards the new services by way of headworks. The capacity of the water reticulation network provided by the existing residents has almost been exhausted and development is now moving out of the existing urban areas of the townships. This will require the upgrade of the trunk system to service areas on the fringe of the existing network.

The following policy statement clearly sets out the circumstances and the methods of calculation for developer contributions for water supply so that there should be no misunderstanding of the developer's responsibility.

## **POLICY STATEMENT:**

In accordance with the provisions of the Integrated Planning Act 1997, Calliope Shire Council has resolved that developer contributions are required to be paid to Council for Water Supply headworks associated with a development requiring Council's approval.

Accordingly, the following criteria and requirements shall apply to any such development. Headworks are defined as those works listed in the attached schedules and specified as follows:-

Schedule "A" - Water Supply Headworks in the Lake Awoonga Treated Water Scheme

Schedule "B" - Water Supply Headworks in the Mt. Larcom Water Supply Scheme.

Schedule "C" - Water Supply Headworks in the Builyan Water Supply Scheme.

Schedule "D" - Water Supply Headworks in the Yarwun Industrial Water Supply Area.

The developer shall contribute to Council the amount of headworks which is appropriate according to the Water Supply Scheme with which the development is associated.

The developers contribution by way of headworks shall be for the total value of works necessary for future augmentation of the relevant water scheme as listed in Schedules "A" and "B" herein.

The headworks contribution shall be calculated in accordance with the following formulae:-

- [a] When a material change of use application to Rural Residential, Residential, Village, Commercial or Local Industry the following formula shall apply –

$$HW = A \times Pa \times Cw \times I$$

Where Hw	=	Water Supply Headworks contribution
A	=	Area in hectares of land subject to a material change of use application
Pa	=	The increase in equivalent demand ratio in terms of equivalent population density per gross hectare which would result from approval of the application. Refer Table 1.
Cw	=	Contribution per an equivalent person. Refer Table 2.
I	=	Rise and fall factor to adjust for construction cost differentials between the date at which headworks costs were estimated and the date of approval, and based on the C.P.I. [all groups - Brisbane].

- [b] When the application is for a material change of use to any other zone other than those listed in [a] above, the headworks shall be calculated using the actual demands of the particular development on the associated Water Supply Scheme and the following formula shall apply:-

$$HW = f \times Cw \times I$$

Where HW	=	Water Supply Headworks contribution
F	=	The increase in annual average flow converted to an equivalent population that is anticipated to result from the proposed development.

Cw = Contribution per an equivalent person. Refer Table 2.  
 I = Rise and fall factor to adjust for construction cost differentials between the date at which headworks costs were estimated and the date of approval and based on the C.P.I. [all groups - Brisbane].

[c] When Council's approval is required under any Planning Scheme for a material change of use, or for reconfiguration of an allotment or endorsement of plans under the Body Corporate and Community Management Act 1997, the headworks shall be calculated using the following formula:-

$$HW = Pp \times Cw \times I$$

Where HW = Water Supply Headworks contribution  
 Pp = The increase in equivalent demand ratio in terms of equivalent population which would result from approval of the application. Refer Table 3.  
 Cw = Contribution per an equivalent person. Refer Table 2.  
 I = Rise and fall factor to adjust for construction cost differentials between the date at which headworks costs were estimated and the date of approval and based on the C.P.I. [all groups - Brisbane].

Factors listed in Tables 1, 2 and 3 have been determined by Council and shall be used in the appropriate formula for the calculation of headworks for the relevant Water Supply Scheme.

**TABLE 1**  
**Determination of change in equivalent population Pa**

Planning Scheme Zone	Equiv. Population per gross ha. for determination of Pa
Rural	0
Rural Residential	4.4 see Appendix No. 1
Village	23 see Appendix No. 1
Residential (dwelling house) *	29 see Appendix No. 1
Commercial	30
Local Industry	30
All other zones	to be assessed by Council on an individual development basis

\* Further headworks are payable for higher density development

**TABLE 2**  
**Determination of Contribution per equivalent person Cw**  
**Refer to Schedules A,B,C,D for details**

**(a) LAKE AWOONGA TREATED WATER SUPPLY SCHEME**

Value of Works Required	\$6,501,000
Less net Balance in Water Reserve at 1997	\$257,000
Required Developer Headworks	\$6,244,000
Current EP Population 1997	9900
Future EP Population 2007	14000
Therefore available Population for Developer Contribution	4100
Therefore Required Developer Contribution (Cs)	\$1,522/EP
(That is:- For a Residential lot in 1997)	\$4,413 per lot)
Updated by CPI to June 2007 ( $160.3/121.1=1.32$ )	\$5,825 per lot

For the purposes of Planning Scheme Policy 6 Developer Contribution Policy – Constant Flow Water Supply In The Beecher Area - the portion of the contribution from this policy remains at \$467/EP (as at 1997), which was the Developer Contribution policy nominated in the original policy that was adopted in 1997.\*

**(b) MOUNT LARCOM WATER SUPPLY SCHEME**  
**(The current scheme is up to full capacity)**

Value of Works Required	\$96,000
Current EP Population 1997	360
Future EP Population limited any further growth	408
Therefore available population for Developer Contributions	48EP
Therefore Required Developer Contribution (Cs)	\$2,000/EP
(That is:- For a Residential lot in 1997)	\$5,800 per lot
Updated by CPI to June 2007 ( $160.3/121.1=1.32$ )	\$7,656 per lot

\* As the Beecher Constant Flow Water Supply system draws almost directly from the existing reservoir at Mount Elizabeth, it is independent of the reticulation upgrading within the Calliope Town system. As such, as an interim measure, the contribution portion of this policy will remain at the level set for the Lake Awoonga treated water supply Area, in 1997 dollars (subject to rise with CPI).

(c) **BUILYAN WATER SUPPLY SCHEME**

The contribution required per Equivalent Person is not determined as the Scheme is at its full capacity and a new source has not been found. Any development in the area is by material change of use and the provision of an adequate water supply will be a prerequisite for such development.

(d) **YARWUN INDUSTRIAL WATER SUPPLY SCHEME**

The contribution per Equivalent person is not determined. This Scheme currently provides water to major industrial complexes and under the guidance of the Planning Scheme this will continue into the future.

As such, the timing and quantum of water demand is not able to be predicted and more appropriately will be the subject of direct discussion with the prospective industrial developer during the Environmental Impact process that accompanies such major prescribed development works.

**TABLE 3**  
**Determination of Equivalent population per development Pp.**

<b>Development</b>	<b>Unit of Development.</b>	<b>E.P./Unit</b>
Residential - reconfiguration	Allotment	2.9
Residential – duplex	Dwelling Unit	2.6
Residential – multiple unit, aged persons accommodation	Dwelling Unit	2.6
Residential – accommodation building, motel, resort	Dwelling Unit	1.8
Village - reconfiguration	Allotment	2.9
Hotel (residential component)	Dwelling Unit	1.8
Caravan & Relocatable Home Park	Site	2.0
Service Station	Allotment	6.4
Institution	Bed	2.0
Other Uses	to be assessed by Council on an individual use basis	

Headworks contributions are payable to Council at the time of issue of the latest authority to proceed with the actual development leading to the increase in demand on services.

Council may allow the headworks contribution relating to a development requiring Council's approval to be guaranteed by appropriate agreement and securities. Such agreements and securities shall be lodged prior to the commencement of the use and forms part of the approval.

Such agreements would include provision for the duration of the guarantee, conditions pertaining to default, and rise and fall provisions for calculating actual headworks payable.

The headworks contribution payable for a development shall be determined as accurately as possible utilising the most appropriate formula that best reflects the increased equivalent population demand for the particular development.

Headworks contribution is payable only once for the same increase in demand for a particular parcel of land or development. However, the full increase in demand will be used in assessing the total headworks payable at each point of approval by Council.

## **WORKS EXTERNAL**

Those works that are necessary to connect the development, at full demand, to Council's existing reticulation system at a location and in such a manner so that the existing system has sufficient capacity to supply the needs of the development are deemed to be Works External.

In the circumstances where a development is of such a type, size, location or nature, so that the projected headworks as listed in the Schedules attached hereto are not adequate to cope with the demand that would be generated by the development, Council reserves the right to require the developer to carry out at his full cost, the necessary works as Works External to accommodate the full demand of the development.

The developer shall be responsible for the total cost of provision of Works External.

The developer may be required to enter into an agreement and provide securities as determined by Council for the provision of Works External.

Where certain external works form part of the future reticulation system, the developer shall be responsible for the cost of providing the level of facilities necessary for the full demand of his development. Council reserves the right to require this cost to be paid by the developer as a contribution towards the provision of a larger facility, provided by Council at this time to facilitate not only the current development, but also future developments. Such additional costs may be funded from headworks contributions as listed in the schedules of this policy.

## **INTERNAL WATER RETICULATION**

The developer is required to provide water reticulation to every appropriate lot or section of the development within the bounds of the development at his full cost for the level of facilities necessary for the full demand of his development.

Where certain internal works form part of the general reticulation system and the facility needs to be larger than the individual development requirements, Council reserves the right to require the developer to pay a contribution equivalent to the cost of the provision of the individual reticulation requirement. The additional cost associated with providing the "oversized" facility may be derived by Council from headworks as specified in the Schedules of this policy.

**APPENDIX NO. 1**  
**Pa Determinations**

Rural Res		
	Average population per lot	= 2.9 Census Stat.
	No. of lots/ha	= 1.5
	therefore E.P./ha	= 4.4 <u>Allow 5</u>
Residential Zone *		
	Average pop./lot	= 2.9
	No. of lots/ha	= 10
	Therefore E.P./ha	= <u>29</u>

\* Further headworks are payable for higher density development



**SCHEDULE "A"**  
**LAKE AWOONGA TREATED WATER SUPPLY WATER HEADWORKS**  
**(10 Year Forward Program)**

<b>Year</b>	<b>Location</b>	<b>Description</b>	<b>Qty</b>	<b>Cost</b>
97/98	Wurdong Hts	250mm Trunk Main (300mm main to Wurdong Take off)	410m	\$76,000
97/98	Tannum Sands	New Concrete Reservoir	6 MI	\$835,000
97/98	Tannum Sands	300mm trunk Main (Tannum Sands Road)	3950m	\$560,000
97/98	Tannum Sands	Booster Pump Station (TS Reservoir to New reservoir)		\$80,000
97/98	Tannum Sands	Pipework Modifications Tannum Sands Reservoir		\$20,000
97/98	Calliope	300mm Rising Main (Calliope Booster - Mt Elizabeth)	420m	\$67,000
97/98	Calliope	200mm Gravity Main (Silverdale Res to CSTP)	1100m	\$120,000
97/98	Calliope	200mm/100mm Gravity Main (Don Cameron - Morris Av )		\$4,000
97/98	Calliope	200mm Main Herbertson Road	1100M	\$100,000
97/98	Scheme	Provisional oversizing of Developer Facilities		\$20,000
98/99	Calliope	New Mt Elizabeth Reservoir	6.0 MI	\$850,000
98/99	Calliope	375mm Gravity Main (Mt Elizabeth - to existing 375 )	420m	\$105,000
98/99	Calliope	Pressure Sustaining Valve		\$20,000
98/99	Calliope	Interconnect Silverdale to 375 main before Silverdale Res		\$20,000
98/99	Calliope	Split systems along Dawson Highway		\$5,000
98/99	Wurdong Hts	New Reservoir	1.0 MI	\$200,000
98/99	Wurdong Hts	250mm Rising Main (300mm - Reservoir)	320m	\$55,000
98/99	Wurdong Hts	250mm Trunk Main Extension ( Reservoir - Ben Booster)	320m	\$55,000
98/99	Scheme	Provisional Oversizing of Developer Facilities		\$20,000

99/00	Boyne Island	375mm Main Duplication (Curtis Av - Tannum Sands)	1000m	\$250,000
99/00	Boyne Island	375mm Main Duplication (BI Res - Curtis Av)	900m	\$225,000
99/00	Scheme	Provisional Oversizing of Developer Facilities		\$12,000
00/01	Tannum Sands	300mm Rising Main (John Oxley Bridge - New TS Res)	4700m	\$750,000
00/01	Tannum Sands	Booster Pump Station (T.S. side of John Oxley Bridge)		\$150,000
	Benaraby	150mm Reticulation Loop Main (link)		
00/01		(Dedekind Rd to Bruce Highway)	500m	\$50,000
00/01	Scheme	Provisional Oversizing of Developer Facilities		\$20,000
03/04	Scheme	Provisional Oversizing of Developer Facilities		\$20,000
05/06	Calliope	200mm Gravity Main (Archer Street)		
		(CSTP - Pajolas St)	1220m	\$130,000
05/06	Calliope	150mm Duplication - Taragoola Rd		
		(Muirhead to Archay St)	500m	\$50,000
05/06	Scheme	Provisional Oversizing of Developer Facilities		\$20,000
06/07	Boyne Island	300mm Reticulation main (Curtis Av)		
		(From Centenary Drive to Malpas Street)	700m	\$112,000
06/07	Boyne Island	New Concrete Reservoir (Lilly Hills)	6 MI	\$830,000
06/07	Benaraby	New Concrete Reservoir	2 MI	\$420,000
06/07	Benaraby	150mm Rising Main (Awoonga Dam Rd to Reservoir)	770m	\$100,000
06/07	Benaraby	200mm Reticulation Main (Leferink Road)	1130m	\$130,000
06/07	Scheme	Provisional Oversizing of Developer Facilities		\$20,000
<b>TOTAL EXPENDITURE (10 Year Programme)</b>				<b>\$6,501,000</b>

**REFERENCE:** Calliope Shire Council Total Management Plan Water Supply 1994-2004, by Gutteridge Haskins and Davies.

**SCHEDULE "B"**  
**MOUNT LARCOM WATER SUPPLY SCHEME WATER HEADWORKS**  
**(The current scheme is at its full capacity)**

Year		Amount
98/99	Construct additional 0.23MI Reservoir	\$70,000
98/99	Balfour Street Main 100mm	\$14,000
98/99	Bruce Highway Service Road Main	\$12,000
99/00	Pump Augmentation is required for any further development together with a new agreement for supply by the Gladstone Area Water Board and Queensland Cement Limited	

**SCHEDULE "C"**  
**BUILYAN WATER SUPPLY SCHEME WATER HEADWORKS**  
**(This Scheme does not have any surplus capacity from its current bore supply)**

Extensive exploration has not yielded a more effective supply to date.

Therefore any development requiring additional water from this scheme would be subject to direct negotiation with Council.

**SCHEDULE "D"**  
**YARWUN INDUSTRIAL WATER SUPPLY SCHEME WATER HEADWORKS**

This scheme is specifically for major industrial consumers. The timing and quantum of water is therefore indeterminate and will be the subject of direct negotiation with Council.

The current scheme is operating at its full capacity.

FIRST ADOPTED: **4TH JULY 1997 (AS TRANSITIONAL PLANNING SCHEME POLICY NO. 2.)**

Amendment table

AMENDMENT DESCRIPTION	DATE
Amended to incorporate IPA terminology	13 April 2007
Amended to remove subsidy from policy	2 November 2007